Property ID: R33485

46/47

Property Information

property address: <u>806 MITCHELL</u>

legal description: <u>MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 16 (S 125' OF)</u>

owner name/address: NELSON RENTALS INC

4707 TIFFANY PARK CIR

BRYAN, TX 77802-5833

full business name: _n/a_

land use category: _SF-Res_   type of business: _n/a_

current zoning: _C3_   occupancy status: _For Lease_   N/A

lot area (square feet): _6250_   frontage along Texas Avenue (feet): _N/A_

lot depth (feet): _120_   sq. footage of building: _946_

property conforms to: ☐ min. lot area standards   ☐ min. lot depth standards   ☑ min. lot width standards

_No_   _No_   _C8_

Improvements

of buildings: _1_   building height (feet): _10_   # of stories: _1_

type of buildings (specify): _Wood Frame_

building/site condition: _3_

buildings conform to minimum building setbacks: ☑ yes   ☐ no   (if no, specify) _____

approximate construction date: <u>1946</u>   accessible to the public: ☐ yes   ☑ no

possible historic resource: ☐ yes   ☑ no   sidewalks along Texas Avenue: ☐ yes   ☐ no   N/A

other improvements: ☐ yes ☑ no   (specify) _____

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☑ no   ☐ dilapidated   ☐ abandoned   ☐ in-use

# of signs: _0_   type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☑ yes ☐ no   parking spaces striped: ☐ yes ☑ no   # of available off-street spaces: _2_

lot type: ☐ asphalt ☑ concrete ☐ other _____

space sizes: _____   sufficient off-street parking for existing land use: ☐ yes ☑ no   N/A

overall condition: _good_

end islands or bay dividers: ☐ yes ☑ no: landscaped islands: ☐ yes ☑ no

Curb Cuts on Texas Avenue

how many: 2   curb types: □ standard curbs   □ curb ramps   curb cut closure(s) suggested? □ yes □ no

if yes, which ones: _____

_____

meet adjacent separation requirements: □ yes □ no   meet opposite separation requirements: □ yes □ no

Landscaping

☑ yes □ no   (if none is present) is there room for landscaping on the property?   □ yes   □ no

comments: _____

_____

Outside Storage

□ yes ☑ no (specify) _____
               (Type of merchandise/material/equipment stored)

dumpsters present: □ yes ☑ no   are dumpsters enclosed: □ yes □ no N/a

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☑ yes □ no   (circle one)   residential use   residential zoning district

is the property developable when required buffers are observed?   □ yes   □ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: □ yes ☑ no

Other Comments:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____